

**PB# 99-7**

**NW GARDENS  
AMENDED SP**

**9-1-78.22**

99-7 NEW WINDSOR GARDENS AMENDED S.P.  
RT. 9W - Office / Maintenance Unit.  
(Cuomo)

Approved 6-22-99

DATE April 5, 1999 RECEIPT 99-7 NUMBER  
 RECEIVED FROM New Windsor Apartment Assoc. L.L.C.  
 Address 301 Sylvan Ave. - Englewood Cliffs, NJ 07632  
Seven Hundred Fifty 00/100 DOLLARS \$750.00  
 FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 00	CASH	
AMOUNT PAID	750 00	CHECK	#1121
BALANCE DUE	-	MONEY ORDER	

BY Mural Mason, Secretary

DATE April 6, 1999 RECEIPT 039151 NUMBER  
 RECEIVED FROM New Windsor Apartment Assoc, LLC  
 Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$100.00  
 FOR P.B. # 99-7

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#1122
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

BY Town Clerk  
Dorothy W. Hansen

DATE June 22, 1999 RECEIPT 99-7 NUMBER  
 RECEIVED FROM New Windsor Apartment Assoc., L.L.C.  
 Address 301 Sylvan Ave - Englewood Cliffs, NJ 07632  
Sixty-Nine 00/100 DOLLARS \$69.00  
 FOR 2% of \$3,440.00 - Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	69 00	CASH	
AMOUNT PAID	69 00	CHECK	#1202
BALANCE DUE	-- 0 -	MONEY ORDER	

BY A. Zappala  
Mural Mason, Secretary

DATE 6/22/99 RECEIPT 039392 NUMBER  
 RECEIVED FROM New Windsor Apartment Assoc, LLC

Wilson Jones

© Wilson Jones, 1989

BALANCE	750.00	CASH	
AMOUNT PAID	750.00	CHECK	#1121
BALANCE DUE	-	MONEY ORDER	

BY

Mura Mason, Secretary

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657N-CL Tripartite

© Wilson Jones, 1989

DATE April 6, 1999

RECEIPT 039151

RECEIVED FROM New Windsor Apartment Assoc, LLC

Address

One Hundred 00/100 DOLLARS \$100.00

FOR P.B. # 99-7

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 1122
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY

Dorothy H. Hansen

Wilson Jones - Carbonless - S1622-4WCL Duplicate - S1644-4WCL Tripartite

© Wilson Jones, 1989

DATE June 22, 1999

RECEIPT NUMBER 99-7

RECEIVED FROM New Windsor Apartment Assoc., LLC

Address

301 Sylvan Ave - Englewood Cliffs, NJ 07632

Sixty-Nine 00/100 DOLLARS \$69.00

FOR 2% of \$3,440.00 - Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	69.00	CASH	
AMOUNT PAID	69.00	CHECK	#1202
BALANCE DUE	-- 0 --	MONEY ORDER	

BY

P. Zappolo  
Mura Mason, Secretary

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657N-CL Tripartite

© Wilson Jones, 1989

DATE 6/22/99

RECEIPT 039392

RECEIVED FROM New Windsor Apartment Assoc, LLC

Address

One Hundred 00/100 DOLLARS \$100.00

FOR P.B. # 99-7

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 1201
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

BY

Town Clerk

Dorothy H. Hansen  
sh

6/2/99  
Have Cost Est. + revised  
plan to Mack

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/23/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-7

NAME: NEW WINDSOR GARDENS - RENTAL/MAINTENANCE OFFICE  
APPLICANT: NEW WINDSOR GARDENS ASSOCIATES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/22/1999	PLANS STAMPED	APPROVED
04/14/1999	P.B. APPEARANCE . BOND ESTIMATE - VARIOUS REVISIONS REQUIRED	LA:ND WVE PH APP CON
02/03/1999	WORK SHOP APPEARANCE	SUBMIT
01/06/1999	WORK SHOP APPEARANCE	REVISE RET. TO WS
11/04/1998	WORK SHOP APPEARANCE	RET. TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**ESCROW**

FOR PROJECT NUMBER: 99-7

NAME: NEW WINDSOR GARDENS - RENTAL/MAINTENANCE OFFICE  
APPLICANT: NEW WINDSOR GARDENS ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/31/1999	REC. CK. #1121	PAID		750.00	
04/14/1999	P.B. ATTY. FEE	CHG	35.00		
04/14/1999	P.B. MINUTES	CHG	27.00		
06/09/1999	P.B. ENG. FEE	CHG	171.50		
06/22/1999	RET. TO APPLICANT	CHG	516.50		
		TOTAL:	750.00	750.00	0.00

L.R. 6/22/99

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 99-7

NAME: NEW WINDSOR GARDENS - RENTAL/MAINTENANCE OFFICE  
APPLICANT: NEW WINDSOR GARDENS ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/09/1999	P.B. APPROVAL FEE	CHG	100.00		
06/22/1999	REC. CK. #1201	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 99-7

NAME: NEW WINDSOR GARDENS - RENTAL/MAINTENANCE OFFICE  
APPLICANT: NEW WINDSOR GARDENS ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/09/1999	2% OF COST EST (\$3,440.00	CHG	69.00		
06/22/1999	REC. CK. #1202	PAID		69.00	
		TOTAL:	69.00	69.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/23/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-7

NAME: NEW WINDSOR GARDENS - RENTAL/MAINTENANCE OFFICE  
APPLICANT: NEW WINDSOR GARDENS ASSOCIATES

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/31/1999	EAF SUBMITTED	03/31/1999	WITH APPLICATION
ORIG	03/31/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/31/1999	LEAD AGENCY DECLARED	04/14/1999	TOOK LA
ORIG	03/31/1999	DECLARATION (POS/NEG)	04/14/1999	DECL. NEG DEC
ORIG	03/31/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	03/31/1999	PUBLIC HEARING HELD	/ /	
ORIG	03/31/1999	WAIVE PUBLIC HEARING	04/14/1999	WAIVED PH
ORIG	03/31/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/14/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-7

NAME: NEW WINDSOR GARDENS - RENTAL/MAINTENANCE OFFICE  
APPLICANT: NEW WINDSOR GARDENS ASSOCIATES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/31/1999	MUNICIPAL HIGHWAY	04/12/1999	APPROVED
ORIG	03/31/1999	MUNICIPAL WATER	04/07/1999	APPROVED
ORIG	03/31/1999	MUNICIPAL SEWER	/ /	
ORIG	03/31/1999	MUNICIPAL FIRE	<u>04/06/1999</u>	APPROVED

6-10-99

1-201-871-1055

Paul. ~~Kalides~~

Kalides

SITE PLAN FEES - TOWN OF NEW WINDSOR  
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE: .....\$ 100.00

\* \* \* \* \*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ \_\_\_\_\_

MULTI-FAMILY SITE PLANS:

\_\_\_\_\_ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ \_\_\_\_\_

\_\_\_\_\_ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ \_\_\_\_\_

TOTAL ESCROW PAID:.....\$ \_\_\_\_\_

\* \* \* \* \*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00  
PLUS \$25.00/UNIT B. \_\_\_\_\_

TOTAL OF A & B: \$ \_\_\_\_\_

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

\_\_\_\_\_ @ \$500.00 EA. EQUALS: \$ \_\_\_\_\_  
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 3,440.-

2% OF COST ESTIMATE \$ 3,440.00 EQUALS \$ 69.00 (2)

TOTAL ESCROW PAID:.....\$ \_\_\_\_\_

TO BE DEDUCTED FROM ESCROW: \_\_\_\_\_

RETURN TO APPLICANT: \$ \_\_\_\_\_

ADDITIONAL DUE: \$ \_\_\_\_\_



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**MEMORANDUM**

**9 June 1999**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

A handwritten signature in black ink, appearing to read 'mje', located to the right of the 'FROM' line.

**SUBJECT: NEW WINDSOR GARDENS SITE PLAN**  
**NWPB NO. 99-7**

I have reviewed the revised plan for the subject application as prepared by Cuomo Engineering. I believe the plan is acceptable for stamp of approval.

Regarding the cost estimate, I have made some corrections and the revised amount is noted on the attached sheet.

I have included a printout of the billing for our office for this project. If you need any additional information regarding this project, please contact me.

AS OF: 06/09/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 7

FOR WORK DONE PRIOR TO: 06/09/99

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
99-7	137467	01/06/99	TIME	MJE	WS N/W GARDEN APTS	75.00	0.40	30.00			
99-7	140997	02/03/99	TIME	MJE	WS NW GARDEN	75.00	0.40	30.00			
99-7	146972	04/13/99	TIME	MJE	MC NW GARDENS	75.00	0.50	37.50			
99-7	145495	04/14/99	TIME	MJE	MM NW GARD COND S/P APP	75.00	0.10	7.50			
99-7	145864	04/14/99	TIME	MCK	CL NEWWIN GARDENS TRC	28.00	0.50	14.00			
								119.00			
99-7	148969	05/18/99			BILL 99-508					-119.00	
										-119.00	
99-7	150891	06/09/99	TIME	MJE	MC Final Plan & Est	75.00	0.70	52.50			
TASK TOTAL								171.50	0.00	-119.00	52.50
GRAND TOTAL								171.50	0.00	-119.00	52.50

**CUOMO ENGINEERING**  
**STEWART INTERNATIONAL AIRPORT**  
**2005 D STREET, BUILDING #704**  
**NEW WINDSOR, NY 12553**  
**PHONE # 914-567-0063**  
**FAX # 914-567-9145**

DATE: 5/27/99  
TO: New Windsor Planning Board  
RE: Estimate for New Windsor Gardens  
JOB #: 98373

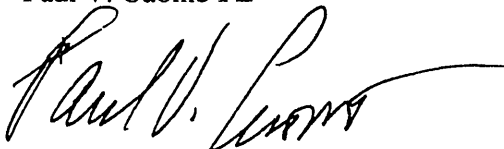
Estimate is as follows...

100' L.F. of curbing @ 13.00 PLF = \$1,300.00  
525 Ft<sup>2</sup> of Sidewalk @ ~~3.00~~ PSF = ~~\$1,575.00~~ 2100  
4 Total = ~~\$2,875.00~~

Striping Pkg spacer 5 @ 8 40

Paul V. Cuomo PE

TOTAL \$ 3440



FEE = \$69

Seal

RECEIVED JUN 1 1999



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-7

DATE PLAN RECEIVED: RECEIVED MAR 31 1999

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

CLUMMO ENR. for the building or subdivision of

NEW WINDSOR GARDENS has been

reviewed by me and is approved \_\_\_\_\_

disapproved ✓

If disapproved, please list reason \_\_\_\_\_

NEED SEWER DETAIL

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

J.R. [Signature] 4/23/99

RESULTS OF **B. MEETING OF:** April 1, 1999

**PROJECT:** N.W. Gardens

**P.B.#** 99-7

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M) 17 S) 11 VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y ☒ N\_\_

CARRIED: YES ☒ NO\_\_

M) 5 S) 11 VOTE: A 5 N 0

CARRIED: YES ☒ NO\_\_

WAIVE PUBLIC HEARING: M) 5 S) 11 VOTE: A 5 N 0 WAIVED: Y ☒ N\_\_

SCHEDULE P.H. Y\_\_ N ☒

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES ☒ NO\_\_

**APPROVAL:**

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M) 11 S) 11 VOTE: A 5 N 0 APPROVED CONDITIONALLY: 4-14-99

NEED NEW PLANS: Y ☒ N\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

Adjust parking space for Comment 2a of Mack's Comments
Correct parking space size
Add note for zones
Need bond estimate





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-7

DATE PLAN RECEIVED: RECEIVED MAR 3 1 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of  
New Windsor Gardens has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Private Property - No asbuits -

HIGHWAY SUPERINTENDENT DATE

John D. D'... - 4-7-99

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: April 6, 1999**

**SUBJECT: New Windsor Gardens**

Planning Board Reference Number: PB-99-7

Dated: 31 March 1999

Fire Prevention Reference Number: FPS-99-012

A review of the above referenced subject site plan was conducted on 6 April 1999.

This site plan is acceptable.

Plans Dated: 16 February 1999.



Robert F. Rodgers; c.c.a.  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-7

DATE PLAN RECEIVED: RECEIVED MAR 3 1 1999

RECEIVED

APR 07 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

W. James Sullivan  
HIGHWAY SUPERINTENDENT

4/12/99  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 99-7  
WORK SESSION DATE: 3 FEB 99  
REAPPEARANCE AT W/S REQUESTED: No APPLICANT RESUB.  
PROJECT NAME: NW Garden REQUIRED: Full App  
PROJECT STATUS: NEW 0 OLD  
REPRESENTATIVE PRESENT: Paul Guano, Paul  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_  
ENGINEER X \_\_\_\_\_  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- PI 200' back from 9W, NC along road  
- all pre exist N/culture  
- 10x16 small building  
- add 2 or 3 spaces  
do bubble blow up on same plan

CLOSING STATUS

X Set for agenda  
possible agenda item if plans  
Discussion item for agenda  
ZEA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 99-7

WORK SESSION DATE: 6 Jan 99

APPLICANT RESUB.  
REQUIRED: late

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: NW Gardens

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT: TVC

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- (fka Robert Arms)
- parking calc
- show proposed bldg - (rental office = maint shop)
- bulk table
- Site Plan Amendment

need plans

CLOSING STATUS

- Set for agenda  
     possible agenda item  
     Discussion item for agenda  
     ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 99 - 7  
WORK SESSION DATE: 4 Nov 98 APPLICANT RESUB.  
REQUIRED: Full App later  
REAPPEARANCE AT W/S REQUESTED: Yes  
PROJECT NAME: New Windsor Gardens (f/k/a Robert Arms)  
PROJECT STATUS: NEW        OLD         
REPRESENTATIVE PRESENT: Paul Kalades / Bill Bucard  
MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- want temp - bldg for construction office
- trailer is 6 mos. don't want
- 10x16 -
- will make permanent bldg w/ foundation
- will submit plan

CLOSING STATUS

- Set for agenda  
       possible agenda item  
       Discussion item for agenda  
       ZBA referral on agenda

pbwsform 10MJE98



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 9 Block 1 Lot 78.22

1. Name of Project New Windsor Gardens - Rental/Maintenance Office

2. Owner of Record New Windsor Gardens ASSOCIATES Phone \_\_\_\_\_

Address: 301 SYLVAN AVE, Englewood Cliffs, NJ 07632  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant New Windsor Gardens Phone 914-561-2279

Address: 3204 Rt. 9W, New Windsor NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan PAUL V. CUOMO, PE Phone (914) 567-0063

Cuomo Engineering  
Address: Stewart Int'l Airport 20050 St Bldg 704 New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Paul V Cuomo, PE (914) 567-0063  
(Name) (Phone)

7. Project Location:

On the EAST side of Route 9W \_\_\_\_\_ feet  
(Direction) (Street) (No.)  
\_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)

8. Project Data: Acreage 8.38 Zone PI School Dist. NEWBURGH

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) SITE PLAN FOR  
10' X 16' RENTAL OFFICE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no \_\_\_\_\_

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no \_\_\_\_\_

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

**MARGARET A. VITALE**  
**NOTARY PUBLIC OF NEW JERSEY**

SWORN BEFORE ME THIS: My Commission Expires May 25, 2000

4th DAY OF March 19 99

Paul Kalades  
APPLICANT'S SIGNATURE

Margaret A. Vitale  
NOTARY PUBLIC

PAUL KALADES  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

**RECEIVED MAR 3 1 1999**  
DATE APPLICATION RECEIVED

**99-7**  
APPLICATION NUMBER



(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

New Windsor Apartments Associates, LLC, deposes and says that he resides  
(OWNER)

at 301 Sylvan Ave, Englewood Cliffs, in the County of Bergen  
(OWNER'S ADDRESS)

and State of New Jersey and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 78.22)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

PAUL V. CUOMO, P.E., STEWART APT  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3-22-99

Raigant J. Vitale  
Witness' Signature

[Signature]  
Owner's Signature

Paul Kalade  
Applicant's Signature if different than owner

\_\_\_\_\_  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

SEQR

Appendix

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>PAUL J. KALIARES</u>	2. PROJECT NAME <u>NEW WINDSOR</u>
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>NEW WINDSOR GARDENS</u> <u>ROUTE 6W NEW WINDSOR</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>10 X 16 STRUCTURE FOR RENTAL OFFICE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>10 X 16' FT</u> <del>acres</del> Ultimately <u>10 X 16' FT</u> <del>acres</del>	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals <u>PLANNING &amp; BUILDING DEPT</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency name and permit/approval <u>SITE PLAN APPROVAL</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>PAUL V. GUOMO</u>	Date: <u>3/15/89</u>
Signature: <u>Paul V. Guomo</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED MAR 31 1999

99-7

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box directly above title block  
(preferably lower right corner) for use by Planning Board in  
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☐ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☐ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

**PROPOSED IMPROVEMENTS**

- 22. \_\_\_\_\_ Landscaping
- 23. \_\_\_\_\_ Exterior Lighting
- 24. \_\_\_\_\_ Screening
- 25. \_\_\_\_\_ Access & Egress
- 26. ☒ \_\_\_\_\_ Parking Areas
- 27. \_\_\_\_\_ Loading Areas
- 28. \_\_\_\_\_ Paving Details (Items 25 - 27)
- 29. ☒ \_\_\_\_\_ Curbing Locations
- 30. \_\_\_\_\_ Curbing through section
- 31. \_\_\_\_\_ Catch Basin Locations
- 32. \_\_\_\_\_ Catch Basin Through Section
- 33. \_\_\_\_\_ Storm Drainage
- 34. \_\_\_\_\_ Refuse Storage
- 35. \_\_\_\_\_ Other Outdoor Storage
- 36. \_\_\_\_\_ Water Supply
- 37. \_\_\_\_\_ Sanitary Disposal System
- 38. \_\_\_\_\_ Fire Hydrants
- 39. \_\_\_\_\_ Building Locations
- 40. \_\_\_\_\_ Building Setbacks
- 41. \_\_\_\_\_ Front Building Elevations
- 42. \_\_\_\_\_ Divisions of Occupancy
- 43. \_\_\_\_\_ Sign Details
- 44. \_\_\_\_\_ Bulk Table Inset
- 45. \_\_\_\_\_ Property Area (Nearest 100 sq. ft.)
- 46. \_\_\_\_\_ Building Coverage (sq. ft.)
- 47. \_\_\_\_\_ Building Coverage (% of total area)
- 48. \_\_\_\_\_ Pavement Coverage (sq. ft.)
- 49. \_\_\_\_\_ Pavement Coverage (% of total area)
- 50. \_\_\_\_\_ Open Space (sq. ft.)
- 51. \_\_\_\_\_ Open Space (% of total area)
- 52. \_\_\_\_\_ No. of parking spaces proposed
- 53. \_\_\_\_\_ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  3/15/99  
Licensed Professional Date

RECEIVED MAR 31 1999

99-7



U.S. HIGHWAY # 9W  
NORTHBOUND

NIP PATSALOS

LOT 78.21

N 84° 02' 10" E

202.53'

S 81° 23' 20" E

NIP PATSALOS

LOT 78.232

PROPOSED  
10x16  
STRUCTURE  
FOR RENTAL OFFICE

CONC. SIDE WALK

PARKING (6) SPACES @ 9x19'

BLOW-UP OF AREA SCALE 1" = 110'  
OF PROPOSED RENTAL OFFICE

SECTION 9  
BLOCK I  
LOT 78.22  
0.38 ACRES

LOT 82

N 84° 16' 06" E  
36.08'

326.44'

S 61° 11' 22" W 133.51'

LOT 83

N 32° 10' 20" E  
209.29'

S 78° 25' 52" E  
69.02'

S 36° 29' 42" W  
78.00'

EDGE OF FRY RIVER ROAD  
R.C.W. VARNES

EXISTING PLAN (SUBDIVISION) LOT LINE CHANGE  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
JUN 22 1999  
PLANNING BOARD ON  
BY ED STENT, SECRETARY

SURVEY  
INFORMATION BY  
JY LAND SURVEY  
1 WALNUT DRIVE  
JACKSON NJ

ZON-D PI

APPROVAL BOX

TOTAL TRACT AREA = 0.38 ACRES  
ALL BUILDINGS ARE 2 STORY BRICK & FRAME  
TOTAL No. BUILDINGS = 17  
TOTAL No. UNITS = 68  
TOTAL No. PARKING SPACES = 197  
TOTAL No. HANDICAPPED SPACES = 0

NOTE:  
BEARING SYSTEM FOR TRACT II CONVERTED  
TO BEARING SYSTEM OF TRACT I

LEGEND:  
○ = SANITARY MANHOLE  
△ = FIRE HYDRANT  
■ = ROOFED CONC. PORCH  
— = CONC. SIDEWALK  
— = STORM INLET  
— = OVERHEAD WIRES  
● = UTILITY POLE w/ LIGHT  
□ = TRANSFORMER  
□ = DUMPSTER AREA

GRAPHIC SCALE  
1" = 40'

REVISION 1  
MAY 3 1999  
PARKING SPACE SHIFT  
16 FEB 1999

LOT 78.22 BLOCK I SECT. 9  
NEW WINDSOR GARDENS  
ROUTE 9W, NEW WINDSOR NJ  
PROPOSED 10x16  
STRUCTURE  
FOR RENTAL OFFICE

CUOMO ENGINEERING  
2005 D ST #704  
STEWART INTERNATIONAL AIRPORT  
NEW WINDSOR, NY 12553  
PAUL V. CUOMO  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEW YORK  
38331

98373